

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: December 8, 2016

Location: City Council Chamber, 1300 Perdido Street, New Orleans, LA 70112

Called to order: 1:10 p.m.

Adjourned: 3:30 p.m.

Commissioners present: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed de Montluzin, Tony French, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Jennifer Greene, Andrew Sanchez

Commissioners arriving after beginning of the meeting: Anne Redd

Commissioners absent: John Deveney, Katye Fayard, Jeanne Nathan

**I. Minutes of the November 10, 2016 meeting**

Motion: Approve the meeting minutes.

By: Renee Lapeyrolerie

Seconded: Westley Bayas

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed de Montluzin, Tony French, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Jennifer Greene, Andrew Sanchez

Opposed:

Comments:

**II. Consent Agenda**

Motion: Approve the Consent Agenda

By: Renee Lapeyrolerie

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deontluzin, Tony French, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Jennifer Greene, Andrew Sanchez

Opposed:

Comments:

- A. 1220 Louisa St: Gunner Guidry, applicant; Mark A Boline, owner; Construct new two-story, 2,064 SF addition to an existing one-story residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-34607-HDLC>
- B. 1219 Bartholomew St: Samuel Bavido, applicant; Novel Mcdonald, Babylon Moon LLC, owner; Construct new two-story, two-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-34618-HDLC>

- C. 2721 Decatur St: Megan Bell, applicant; owner; Demolish existing one-story accessory building and construct new two-story residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-34626-HDLC>
- D. 718 Toledano St: Alexander Adamick, applicant; Joan E Shall, owner; New construction of a single family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-34632-HDLC>
- E. 720 Lamanche St: Chris Leniek, applicant; Sainte Croix Developments LLC, owner; Construct one-story single-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-36614-HDLC>
- F. 840 Bartholomew St: Kristine Shull, applicant; 800 Bartholomew Street Development, LLC, owner; Construct new two-story, single-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-37166-HDLC>
- G. 1310 St Bernard Ave, 1308-10: Melissa Jones, applicant; Earl J Mackie, owner; New construction of two-story commercial building on a vacant lot.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-37382-HDLC>
- H. 2916 St Thomas St: Doug Kohnke, applicant; Glynn G Hyer, owner; Construct new single family residence as per plans.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-37606-HDLC>
- I. 601 Philip St: Daniel Zangara, applicant; Sidewalk Side Properties LLC, owner; New construction of a two and a half story double with rear parking.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-37828-HDLC>
- J. 605-607 Philip St: Daniel Zangara, applicant; Sidewalk Side Properties LLC, owner; Construction of a new two story, two family residential building with parking at the rear.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-39432-HDLC>
- K. 631 Philip St: Daniel Zangara, applicant; Sidewalk Side Properties LLC, owner; New construction of a two story two family residence with rear parking.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-37831-HDLC>
- L. 635 Philip St: Daniel Zangara, applicant; Sidewalk Side Properties LLC, owner; New construction of a two and a half story double with rear parking.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-37837-HDLC>
- M. 639 Philip St: Daniel Zangara, applicant; Sidewalk Side Properties LLC, owner; New construction of a two and a half story two family residence with rear parking.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-37839-HDLC>
- N. 2223-2225 St Thomas St: Daniel Zangara, applicant; Sidewalk Side Properties LLC, owner; New construction of a two and a half story, two family residential building with parking at the rear.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-39433-HDLC>
- O. 2417-2419 Constance Street: Kelly Trainor, applicant; Timothy J Trainor, owner; Renovate existing one story residential building and camelback addition.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-37921-HDLC>
- P. 819 Franklin Ave: Kristine Shull, applicant; 819 Investments LLC, owner; New construction of two-story single family residential building on an existing vacant lot.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-37925-HDLC>
- Q. 823 Franklin Ave: Kristine Shull, applicant; Vacant Lots LLC, owner; New construction of two-story single family residential building on an existing vacant lot.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-37929-HDLC>
- R. 6315 Alhambra St: Alexander Adamick, applicant; Lagraize Builders LLC Jr, owner; Renovation and 500 SF addition to an existing one-story residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-37984-HDLC>

### **III. Old Business Work Applications**

#### **A. 730 Fourth Street**

Application: Clarence Albert Harrell, applicant; James Kolowich, owner; Remove existing pane over panel doors and install arched top doors.

Motion: Deny the application to remove the existing pane over panel doors and installed arched top, pane over panel doors.

By: Greg Hackenberg

Seconded: Calvin Alexander

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed de Montluzin, Tony French, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Jennifer Greene, Andrew Sanchez

Opposed:

Comments:

### **IV. New Business Work Applications**

#### **A. 841 Independence Street**

Application: Evelyn Lawson, applicant; David W Leonard, owner; Installation of solar panels on highly visible roof slope.

Motion: Approve the application for installation of solar panels, provided they meet all requirements for panels installed in highly visible locations. Please resubmit documentation to show that the module layout and selected equipment will meet the following criteria:

- Panels to be placed a minimum 12" from roof eave and ridge
- Panels to be placed a minimum 10' from street-facing wall
- Arrangement of panels must be rectangular and contiguous (current layout does not comply)
- Racking system must be low profile (panels cannot project more than 8" above roof surface)
- Rails may not extend more than 3" past edge of panels
- Conduit must be located to be minimally visible
- Racking must be black and panels must be low contrast (black panels with black frames)

By: Tony French

Seconded: Calvin Alexander

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Tony French, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Jennifer Greene, Andrew Sanchez

Opposed: Ed deMontluzin

### **V. New Business Demolition Applications**

#### **A. 935 N. Broad Street**

Application: Demolition of building.

Motion: This item was withdrawn.

B. 933 Hagan Street

Application: Demolition of building.

Motion: This item was withdrawn.

At this time, Anne Redd arrived.

C. 820 Vallette Street

Application: Code Enforcement City of New Orleans, applicant; 820 Vallette Street LLC, owner; Demolition of two-story residential building.

Motion: Approve the demolition.

By: Heather Szapary

Seconded: Renee Lapeyrolerie

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Tony French, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Jennifer Greene, Andrew Sanchez, Anne Redd

Opposed:

Comments:

D. 1483 N. Johnson Street

Application: Charles Neyrey, applicant; Emerald Development LLC, owner; Demolition of one-story residential building.

Motion: Deny application.

By: Renee Lapeyrolerie

Seconded: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Tony French, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Jennifer Greene, Andrew Sanchez, Anne Redd

Opposed: Calvin Alexander

Comments:

E. 821 Congress Street

Application: Edward VanHoven Contracting, applicant; Gill S Smitherman, owner; Demolition of existing one-story residential building and construction of new one-story residential building.

Motion: Approve the application for demolition and grant conceptual approval for the new construction with the details to be worked out at the Staff level.

By: Tony French

Seconded: Calvin Alexander

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Tony French, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Jennifer Greene, Andrew Sanchez, Anne Redd, Calvin Alexander

Opposed:

Comments:

## **VI. New Business Retention Applications**

A. 1227 Bartholomew Street

Application: This item was withdrawn.

B. 3113 Annunciation Street

Application: This item was withdrawn.

C. 507 Elmira Avenue

Application: Radkovich Leon G, applicant/owner; Retention of inappropriate fanlight door and sidelites installed without a CofA.

Motion: Deny the application for retention and grant the applicant 90 days to install an appropriate door.

By: Heather Szapary

Seconded: Jennifer Greene

Result: Passed

In favor Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Andrew Sanchez, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Jennifer Greene

Opposed: Anne Redd

Comments:

D. 1023 Desire Street

Application: Greg Pulver, applicant; Pulver Equities LLC, owner; Retention of deviations from previously approved plans for camelback addition.

Motion: Allow retention of items as per recommendation of the ARC.

By: Tony French

Seconded: Greg Hackenberg

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Ed deMontluzin, Andrew Sanchez, Heather Szapary, Renee Lapeyrolerie, Calvin Alexander, Tony French, Westley Bayas, Anne Redd, Jennifer Greene

Opposed:

## **VII. HDLC Reports and Communications**

A. Discussion regarding changes to 2017 New Orleans HDLC meeting dates and deadlines.

The Commission agreed to retain the current meeting start time of 1:00 p.m.

The meeting was adjourned at 3:30 p.m.